

ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0029

Former Ronald McDonald House

P.C. DATE: 04-14-2009

ADDRESS: 403 E. 15th Street

AREA: 0.61 acres

APPLICANT: City of Austin (Lauraine Rizer)

AGENT: City of Austin (Clark Patterson)

NEIGHBORHOOD PLAN AREA: Downtown

CAPITOL VIEW: Yes

T.I.A.: Waived – See the Transportation Reviewers comments.

WATERSHED: Shoal Creek

ZONING FROM: MF-4 – Multifamily Residential **TO:** P- Public

DESIRED DEVELOPMENT ZONE: Yes

SUMMARY STAFF RECOMMENDATION:

Staff recommends P - Public.

PLANNING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for P zoning; was approved on the Consent Agenda by Commissioner Jay Reddy's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

DEPARTMENT COMMENTS:

This tract of land was the site of the former Ronald McDonald House. The Ronald McDonald House has move to its new location in the Mueller PUD next to the new Seton Children's Hospital. This building is scheduled to be occupied by the Austin/Travis County Mental Health Mental Retardation Center once the zone change is complete. The tract of land is owned by the City of Austin.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	MF-3	Office
NORTH	MF-4/GO	Park
SOUTH	P	Waterloo Park
EAST	P	Brackenridge Hospital
WEST	MF-4	Parking Garage

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-88-0073 Waterloo Park	From MF-4, CS, CS-1, DMU & CBD to P	Approved P [Vote: 8-0]	Approved P [Vote: 7-0]
C14H-88-0009 Hauke House	From MF-4 to P-H	Approved P-H [Vote: 9-0]	Approved P [Vote: 7-0]

BASIS FOR RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Granting P – Public zoning would be in keeping with the zoning designation sought which is for land owned or leased by federal, state, county, or city government.

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assn.
- North Austin Neighborhood Alliance
- Sentral Plus East Austin Koalition
- Austin Neighborhoods Council
- Downtown Austin Alliance
- Downtown Austin Neigh. Assoc.
- Downtown Austin Neigh. Coal.
- Mueller Neighborhood Coal.

SCHOOLS:

Matthews Elementary School
O'Henry Middle School
Austin High School

SITE PLAN:

- SP 1. This site is within the a Capitol View Corridor. [LDC Section 25-2-162] A Capitol View Corridor Height Determination will be required when a site plan is submitted. For more information, contact the Development Assistance Center at 974-6370.
- SP 2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

TRANSPORTATION:

1. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
East 15th Street	100'	2@30'	Arterial (MAD 6)	19341(COA, 02/28/05)
Trinity Street	80'	38'	Collector	Not Available

2. No additional right-of-way is needed at this time.
3. The traffic impact analysis for this site was waived because this is a zoning case initiated by the City of Austin.
4. There are existing sidewalks along East 15th Street and Trinity Street.
5. Trinity Street is classified in the Bicycle Plan as a Priority 1 bike route, and East 15th Street is classified in the Bicycle Plan as a Priority 2 bike route.
6. Capital Metro bus service (route nos. 7, 18, 37, 127, 137, 142, 171, 174, 935, 990) is available along East 15th Street and Trinity Street.

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is a flood plain within the project area.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

CITY COUNCIL DATE: May 14th, 2009

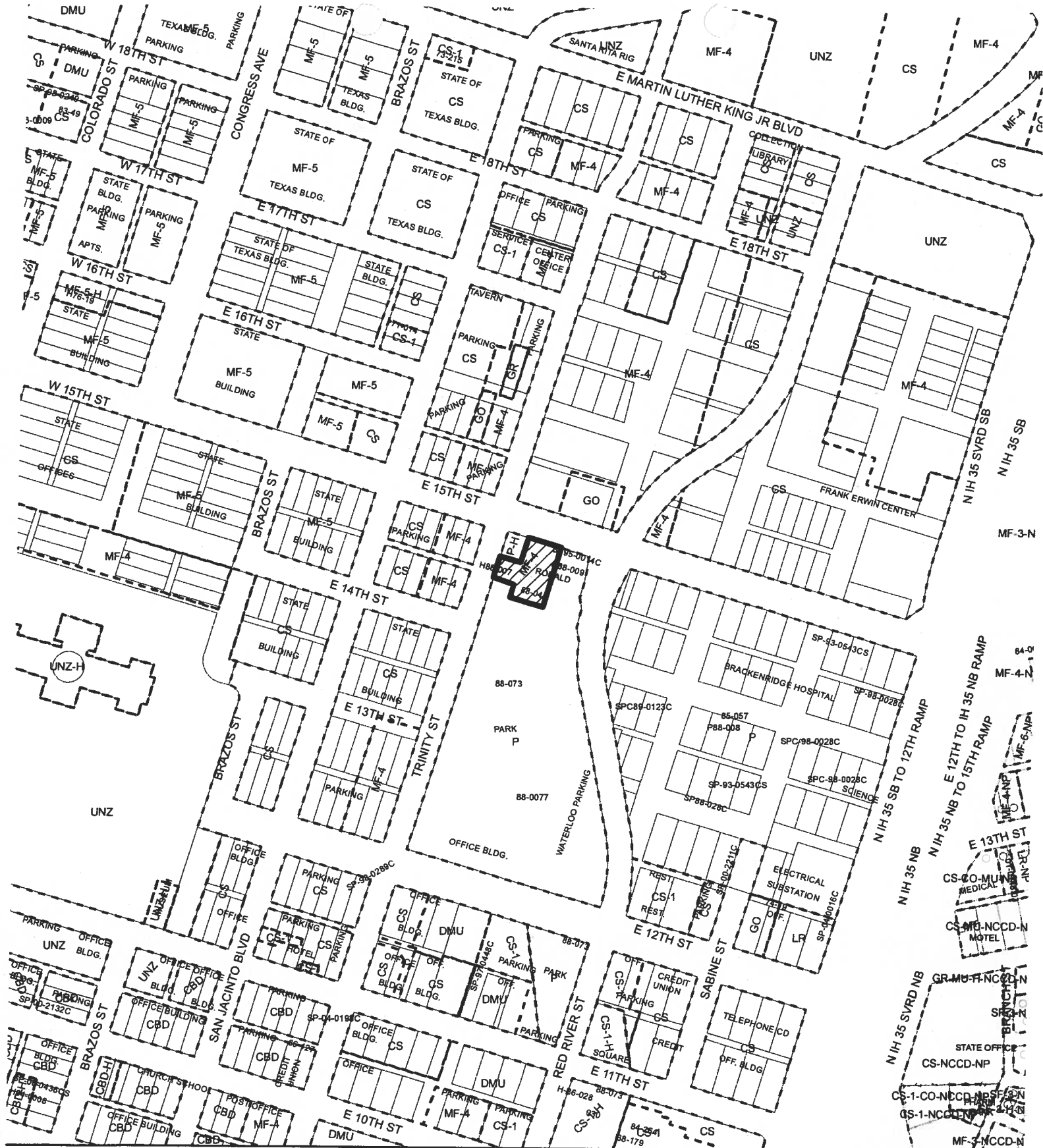
ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: C14-2009-0029
ADDRESS: 403 E 15TH ST
SUBJECT AREA: 0.60 ACRES
GRID: J23
MANAGER: C. PATTERSON



